

CITY COUNCIL MEETING

Tuesday, March 8, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, March 8, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Bickford, Hamp, Johansen, Altringer Absent: Blackford

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda with a request to add items N. McKinney Excavating for cleaning lime pits \$50,000 and O. Central Pump & Motor LLC – 4 inch pressure reducing valve at the water plant \$3,139.16 to the Consent Agenda for approval.

Moved by Bickford, Seconded by Hamp; the Agenda with the additions requested by the Mayor shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Approval of the Consent Agenda

A.Minutes from previous meeting B.Custom Steel Buildings, Inc – snow blades for truck \$2,500 C. Municipal Supply Inc. – water meters \$9,925 D. Resolution 03-0216 Amending its amended and restated \$7,200,000 Education Facility Revenue Note, Series 2004 Des Moines Christian School Project (this is an amendment to an already passed bond issue and doesn't affect the City of Grimes bonding capacity in any way) E. Change Order #1 for the 2015 Grimes Parkland Improvements Project by Covenant Construction Services decreasing the contract \$133,008 (revisions to timber truss system, windows, translucent panels, metal panel siding, replacing sod with seed) F.Change Order #2 Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing (adjustment of time for delays due to flooding and work-site contamination sewage) G. Temporary reduction of speed limit for the reduction of speed from 35 MPH to 25 MPH for the stretch from 1st Street to NW 7th Street on NW Brookside Drive until such time as sidewalks are installed. H. Pay Request #6 for the Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing to Jensen Construction Company - \$115,374.65 I. Pay Request #2 for the 2015 Grimes Parkland Improvements Project – Covenant Construction Services, LLC - \$61,644.76 J. Bond Refinancing a.Approve Review of Refinancing Timeline and Refinancing Estimate (outlines the preliminary timeline and discussed the economics of refinancing the City's Series 2007 GO Bonds b.Approve Engagement Letter with Piper Jaffray, including related disclosures (outlines the nature of the agreement with Piper Jaffray, including underwriting efforts) K. Proposal for Geotechnical Exploration for North James Street Widening to Thiele Geotech, Inc. \$4,950 L. Claims dated March 8, 2016 Memorandum of Understanding between City of West Des Moines and City of Grimes regarding Westcom Regional Interoperable Communications Systems (allows for a partnership between local governments for emergency radio communication)N. McKinney Excavating for cleaning of lime pits \$50,000 O.Central Pump & Motor LLC – 4 inch pressure reducing valve at the water plant \$3,139.16

Moved by Altringer, Seconded by Hamp; the Consent Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Fire Chief Report

Fire Chief Krohse advised they closed out the month of February with 64 runs of which 57 were EMS. He added they are currently 50 runs ahead of last year. He added they had no significant dollar loss for the month.

Patrol Report

Deputy Ballinger from the Polk County Sheriff's Department was present to update the Council. He advised for the month of February they had 324 calls for service with 164 stop for a total of 488 calls and trips.

PUBLIC AGENDA

A.Public Hearing on Granting Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware Corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys, and other public places within the present or future corporate limits of the City of Grimes, Iowa.

Mayor Armstrong opened the Public Hearing at 5:35 pm. Laura Roussell the Senior Community Affairs Manager was present to address the Council. She thanked the Council for their consideration of the franchise agreement. She added that it is a privilege to serve the people of Grimes and look forward to the continued partnership. There being no further oral or written comments the hearing was closed at 5: 36 pm.

B. First Reading of Ordinance 654 granting Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware Corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys, and other public places within the present or future corporate limits of the City of Grimes, Iowa.

Moved by Bickford, Seconded by Johansen that the First Reading of Ordinance 654 granting Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware Corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys, and other public places within the present or future corporate limits of the City of Grimes, Iowa shall be approved. Mayor Armstrong added that agreement currently has a zero franchise fee but a fee could be added it needed.

C.Kennybrook Final Plat

Erin Ollendike of Civil Design Advantage, 3405 S E Crossroads Drive, Suite G, Grimes, Iowa stated this plat contains 25 lots for single family homes and one lot to be developed for multifamily as well as an out-lot to be dedicated to the City for a park. Ollendike stated that all the improvements are in place except for the paving and some utility testing. City Engineer Gade stated that the developer wants to receive final approval so they can transfer ownership of the multifamily lot so construction can begin and they will bond for the remaining improvements. The Council reviewed the parkland dedication. Moved by Altringer, Seconded by Hamp that the Kennybrook Final Plat; shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

D. Voss Concrete Site Plan

Dan DeCamp, ABACI Consulting, Inc. 101 NE Circle Drive, Grimes Addressed the Council on behalf of Voss Concrete. DeCamp stated they propose to build a 10,000 sq. ft. office and maintenance and

repair facility with two ancillary storage buildings to store vehicles and materials. The project is located at 1305 SE 28th St and access to the project will be from SE 28th Street. DeCamp stated that construction vehicles will utilize the north portion to access the main facility and storage and exit on the south side of the building. DeCamp said they will tap into existing sanitary and water services. City Engineer Gade stated the only recommendation from the Planning and Zoning Board was to add additional screening for a small area that would be used for storage of steel reinforcement bars. DeCamp stated they were agreeable with this and would add an additional tree for screening. Motion by Hamp, Second by Altringer to approve the Voss Concrete Site Plan per the most recent letter from Fox Engineering letter with the requirement of additional landscaping in the NE corner to screen the outdoor storage; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

E. Resolution 03-0316 Authorizing Emergency Expenditure (purchase of water treatment equipment)

Steve Troyer of Fox Engineering stated is expenditure was to purchase reverse osmosis equipment for the water plant at a cost of around \$540,000 and an aerator at a cost of \$55,000. Mayor Armstrong added this equipment would be used to treat water from the Jordan well. Troyer stated that they hope to have the equipment in place to use by early June 2016.

Moved by Altringer, Seconded by Bickford that Resolution 03-0316 authorizing emergency expenditure; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

F. Public Hearing for the 2016-2017 City Budget

Mayor Armstrong opened the Public Hearing at 5:50 pm. There being no oral or written comments the hearing was closed at 5:52 pm.

G. Approval of 2016-2017 City Budget

City Administrator Brown stated that the increase in tax valuation was \$743,000 this year. She stated that of this amount \$387,000 would go towards increasing services. Brown advised that it is projected the City will grow by 5,000 people over the next 3 years. She stated that due to these numbers additional staff will be hired in this next budget which include: ½ time fire fighter, 2 full time fire fighters and an increase in full time fire fighters hours, promotions to 3 fire department lieutenants, Deputy Ron Schipper to full time, library allowing for a 2 year phase in of salaries to put them in line with the metro, 1 additional Building Department employee, 1 Public Works Streets employee and 1 Administrative Public Works employee, 1 Parks Department employee and 1 Finance Director. Brown stated that this is done without increasing taxes and with the roll back taxes on a \$200,000 home would see a property tax decrease of \$2.80.

Moved by Altringer, Seconded by Hamp that the 2016-2017 City Budget; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM

Chip Clauson of 7221 NW 107th Avenue, Grimes addressed the Council. Clauson thanked the Council for all the communication that was given to concerned citizens over the recent request for the rezoning of the Caymus Park property. Clauson stated that even though the issue may not be over he still wanted to take this time to thank the City. The Council thanked him for coming.

COUNCIL ACTIONS

No Action

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong wished a Happy Birthday to Council Member Hamp.

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

Council Members thanked City Administrator Brown for all her work on the budget.

New Business

None

Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 5:55 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor